067.A	0002	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,024,400	/	1,024,400
USE VALUE:	1,024,400	/	1,024,400
ASSESSED:	1,024,400	/	1,024,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
137		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOUZOUIAN ARPI/ALEXAN
Owner 2:	
Owner 3:	
Street 1:	137 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CALLAHAN LAURIE/TRUSTEE -
Owner 2:	SUMMER ST REALTY TRUST -
Street 1:	137 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1998, having primarily Vinyl Exterior and 2828 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8760.000	615,100	600	408,700	1,024,400
Total Card	0.201	615,100	600	408,700	1,024,400
Total Parcel	0.201	615,100	600	408,700	1,024,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.18 /Parcel: 362.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

199585

GIS Ref

GIS Ref

Insp Date

10/02/18

!5776!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0002-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	615,100	600	8,760.	408,700	1,024,400		Year end	12/23/2021
2021	101	FV	596,400	600	8,760.	408,700	1,005,700		Year End Roll	12/10/2020
2020	101	FV	596,400	600	8,760.	408,700	1,005,700	1,005,700	Year End Roll	12/18/2019
2019	101	FV	481,400	700	8,760.	408,700	890,800	890,800	Year End Roll	1/3/2019
2018	101	FV	481,400	700	8,760.	274,400	756,500	756,500	Year End Roll	12/20/2017
2017	101	FV	481,400	700	8,760.	262,700	744,800	744,800	Year End Roll	1/3/2017
2016	101	FV	481,400	700	8,760.	239,400	721,500	721,500	Year End	1/4/2016
2015	101	FV	479,700	700	8,760.	192,700	673,100	673,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:45:06

LAST REV

Date	Time
10/09/18	10:33:41
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5776

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALLAHAN LAURIE	41497-281		11/25/2003		659,000	No	No		
MULLIN DOLERES	28352-451		3/25/1998	Forclosure	50,000	No	No		Y

USER DEFINED

Prior Id # 1:	199585
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/1998	138		100,000					36X38 NEW HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	CC	Chris C
4/29/2009	Meas/Inspect	189	PATRIOT
7/8/2004	Fieldrev-Chg	BR	B Rossignol
5/22/2004	MLS	HC	Helen Chinal
10/31/2000	Hearing Chag	189	PATRIOT
10/26/2000	Misd Hearing		
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT
4/2/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8760		Sq. Ft.	Site		0	70.	0.67	11			Med. Tr	-10	Topo	-5			408,655						408,700	

Total AC/HA:	0.20110	Total SF/SM:	8760	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 408,655	Spl Credit	Total: 408,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1998	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	3		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11133564
Const Adj.:	0.99989998
Adj $ / SQ:	144.459
Other Features:	108992
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	705365
Depreciation:	90287
Depreciated Total:	615078

COMMENTS

SUB DIVISION 1998 FROM 67A-2-2 NEW HOUSE PERMIT 3/20/98.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

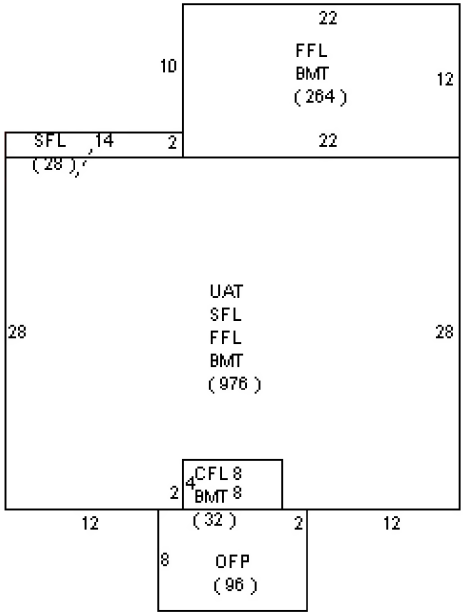
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	192.13
Special Features:	0	Val/Su Net:	158.20
Final Total:	615100	Val/Su SzAd	270.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,272	51.790	65,875
FFL	First Floor	1,240	144.460	179,129
SFL	Second Floor	1,004	144.460	145,037
UAT	Upper Attic	244	95.200	23,228
OFP	Open Porch	96	33.680	3,234
CFL	Cathflr	32	151.680	4,854

Net Sketched Area:	3,888			Total:	421,357
Size Ad	2276	Gross Area	4620	FinArea	2828

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	
UAT	100	FLA	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0002-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X10	A	AV	1998	4.33	T	16.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600